

Lexington-Bluegrass

Association of Realtors®

May-11

Statistical Report Residential Condo, & Townhouses

MONTHLY SUMMARY	May-10		May-11		% CHANGE
New Listings		1351		1431	6%
Month Inventory		7.2		10.3	43%
% of List Price		96.17		95.82	0%
<u>Residential</u>					
Sales	839	\$147,273,979	606	\$99,811,837	-28%
Avg Sales Price		\$173,468		\$164,706	-5%
Median Sales Price		\$146,000		\$139,000	-5%
Avg Days on Market		79		91	15%
<u>Townhouses/Condos</u>					
Sales	78	\$11,052,472	51	\$7,903,161	-35%
Avg Sales Price		\$133,162		\$154,964	16%
Median Sales Price		\$110,000		\$121,500	10%
Avg Days on Market		88		132	50%
Total Activity	917	\$158,326,451	657	\$107,714,998	-28%

CUMMULATIVE SUMMARY	Jan 10 - May 10		Jan 11 - May 11		% CHANGE
New Listings		7,760		7,203	-7%
<u>Residential</u>					
Sales	2,929	\$489,009,616	2,378	\$383,275,072	-19%
Avg Sales Price		\$165,710		\$161,175	-3%
Median Sales Price		\$139,000		\$135,000	-3%
Avg Days on Market		88		121	38%
<u>Townhouses/Condos</u>					
Sales	235	\$34,771,264	187	\$27,819,053	-20%
Avg Sales Price		\$135,297		\$148,765	10%
Median Sales Price		\$107,000		\$117,850	10%
Avg Days on Market		102		152	49%
Total Activity	3,164	\$523,780,880	2,565	\$411,094,125	-19%

Total Active by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	5975	6273	6492	6742	6776							
2010	5834	6032	6507	6462	6642	6842	7106	7057	6897	6616	6401	5955
2009	5919	5874	6159	6275	6457	6477	6406	6413	6238	6101	5970	5740

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	456	515	652	648	753							
2010	555	610	909	1143	522	575	540	561	488	444	428	324
2009	472	551	677	809	894	807	772	761	759	718	528	437

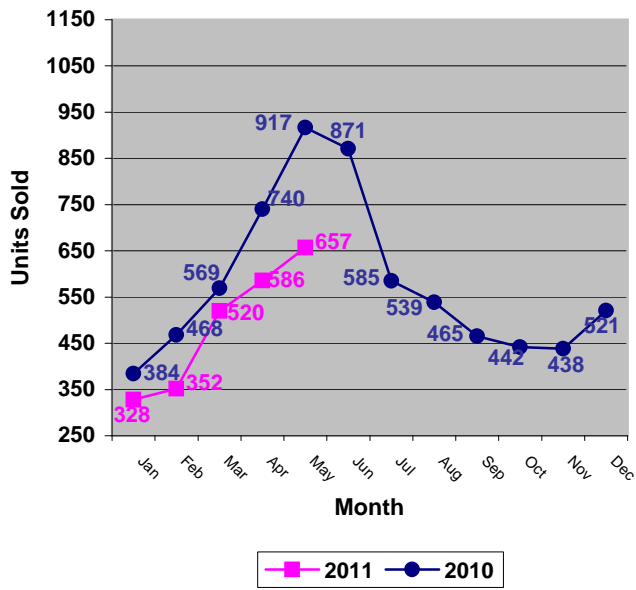
Total Sales by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	328	352	520	586	657							
2010	384	468	569	740	917	871	585	539	465	442	438	521
2009	332	374	536	544	662	861	852	731	711	764	682	599

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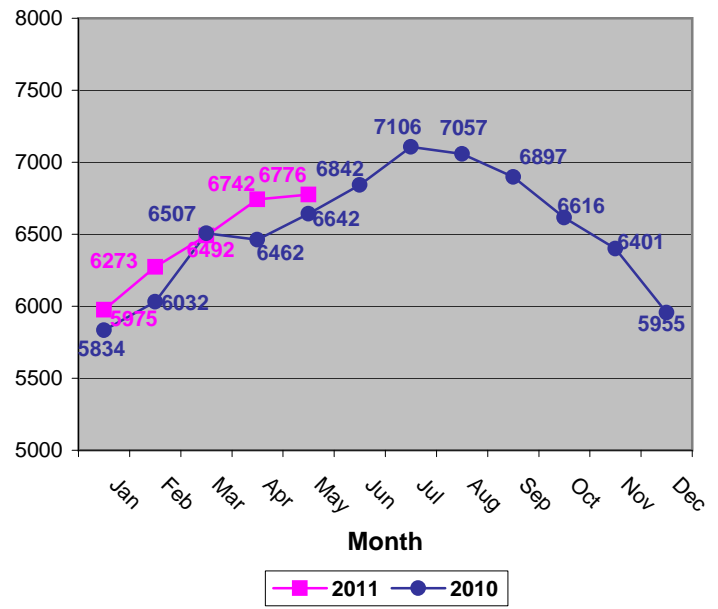
All Residential SALES and INVENTORY with PENDING

May-11							Current	Current	Current	May
						Sales	Inventory	Inventory	Pending	
Price Range			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Single Units	Single Units
49,999	OR	UNDER	20	34	5	59	222	3.8	77	58
50,000	-	99,999	22	80	4	106	1075	10.1	198	138
100,000	-	119,999	12	49	9	70	594	8.5	105	69
120,000	-	139,999	8	77	18	103	831	8.1	170	108
140,000	-	159,999	4	49	14	67	701	10.5	118	69
160,000	-	179,999	1	28	23	52	475	9.1	84	55
180,000	-	199,999	3	10	16	29	418	14.4	99	54
200,000	-	249,999	9	18	37	64	703	11.0	144	79
250,000	-	299,999	2	14	28	44	529	12.0	70	42
300,000	-	499,999	1	12	40	53	756	14.3	88	62
500,000	-	749,999	0	1	8	9	253	28.1	26	13
750,000	-	999,999	0	0	1	1	110	110.0	10	5
1,000,000	-	1,249,999	0	0	0	0	34	34.0	3	1
1,250,000	-	1,499,999	0	0	0	0	22	22.0	0	0
1,500,000	-	1,999,999	0	0	0	0	28	28.0	1	0
2,000,000	-	OVER	0	0	0	0	25	25.0	0	0
Total			82	372	203	657	6776	10.3	1193	753
Median Price			\$96,750	\$125,000	\$212,900	\$138,000	\$159,900		\$149,900	
Average Price			\$106,648	\$130,807	\$243,046	\$162,471	\$234,098		\$181,258	

Sales 10 vs 11



Inventory 10 vs 11



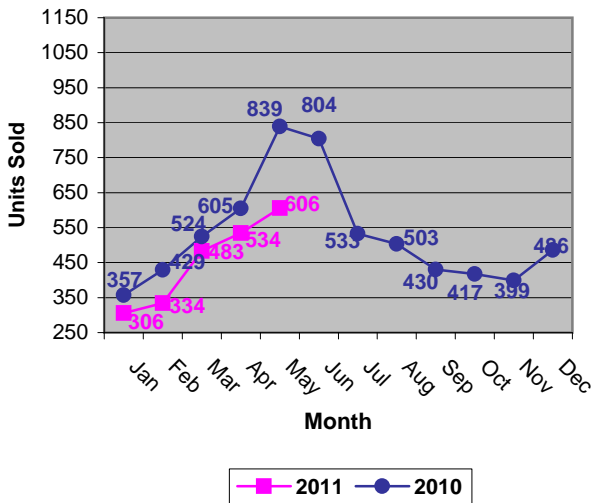
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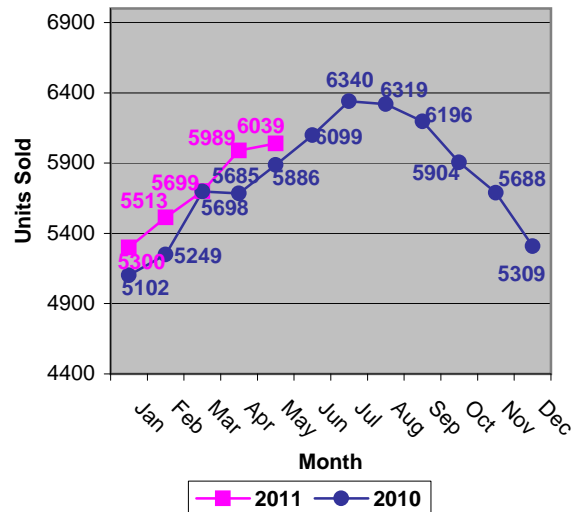
Single Family SALES and INVENTORY and PENDING May-11

Price Range			Sales			Current Inventory		Months Inv.	Pending
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999	OR	UNDER	17	34	5	56	209	3.7	74
50,000	-	99,999	12	72	4	88	858	9.8	173
100,000	-	119,999	9	48	9	66	515	7.8	95
120,000	-	139,999	4	76	18	98	768	7.8	163
140,000	-	159,999	1	48	14	63	641	10.2	111
160,000	-	179,999	0	28	23	51	440	8.6	77
180,000	-	199,999	1	10	16	27	383	14.2	91
200,000	-	249,999	5	15	36	56	605	10.8	138
250,000	-	299,999	1	11	28	40	457	11.4	63
300,000	-	499,999	1	10	40	51	695	13.6	82
500,000	-	749,999	0	1	8	9	249	27.7	23
750,000	-	999,999	0	0	1	1	110	110.0	9
1,000,000	-	1,249,999	0	0	0	0	34	34.0	3
1,250,000	-	1,499,999	0	0	0	0	22	22.0	0
1,500,000	-	1,999,999	0	0	0	0	28	28.0	1
2,000,000	-	OVER	0	0	0	0	25	25.0	0
Total			51	353	202	606	6039	10.0	1103
Median Price			\$85,000	\$125,000	\$212,583	\$139,000	\$162,495		
Average Price			\$95,806	\$128,980	\$243,125	\$164,237	\$242,020		\$181,394

Sales 10 vs 11



Inventory 10 vs 11



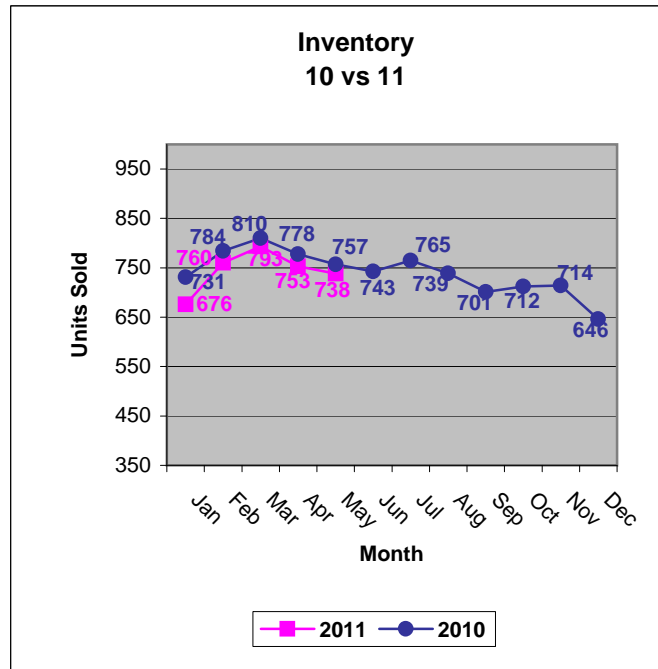
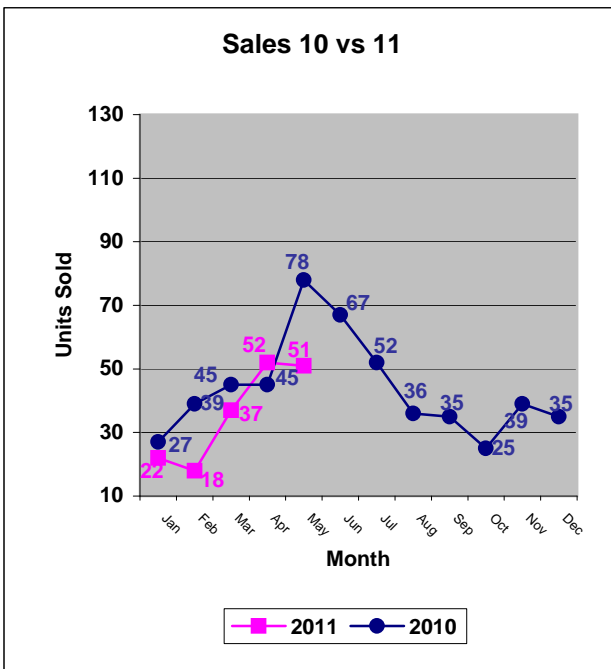
Lexington-Bluegrass

Association of Realtors®

Townhouse and Condo SALES and INVENTORY and PENDING

May-11

Price Range		Sales			Current Inventory			
		0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR UNDER	3	0	0	3	13	4.3	3
50,000	- 99,999	10	8	0	18	218	12.1	25
100,000	- 119,999	3	1	0	4	79	19.8	10
120,000	- 139,999	4	1	0	5	63	12.6	7
140,000	- 159,999	3	1	0	4	60	15.0	7
160,000	- 179,999	1	0	0	1	35	35.0	7
180,000	- 199,999	2	0	0	2	35	17.5	8
200,000	- 249,999	4	3	1	8	98	12.3	6
250,000	- 299,999	1	3	0	4	72	18.0	7
300,000	- 499,999	0	2	0	2	61	30.5	6
500,000	- 749,999	0	0	0	0	4	4.0	3
750,000	- 999,999	0	0	0	0	0	0.0	1
1,000,000	- 1,249,999	0	0	0	0	0	0.0	0
1,250,000	- 1,499,999	0	0	0	0	0	0.0	0
1,500,000	- 1,999,999	0	0	0	0	0	0.0	0
2,000,000	- OVER	0	0	0	0	0	0.0	0
Total		31	19	1	51	738	14.5	90
Median Price		\$42,000	\$27,000	\$29,900	\$31,500	\$62,700		\$39,900
Average Price		\$124,486	\$164,746	\$227,000	\$141,495	\$169,092		\$179,592



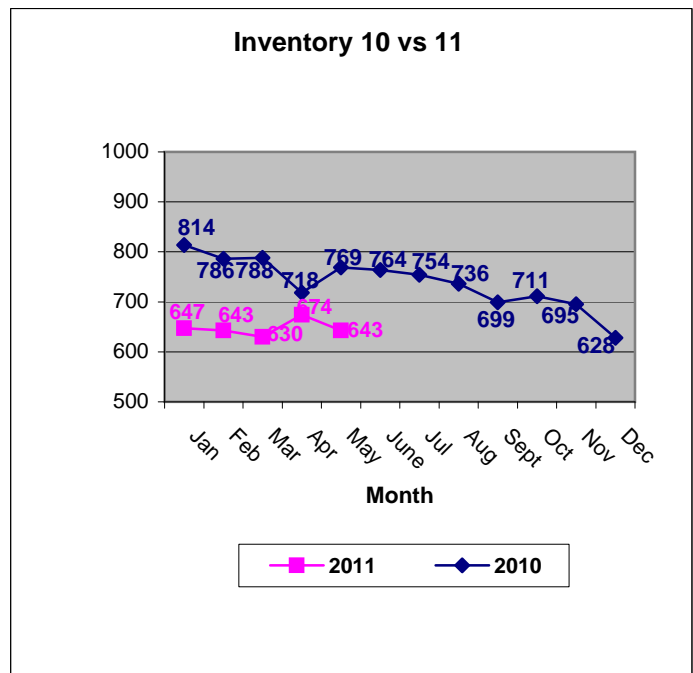
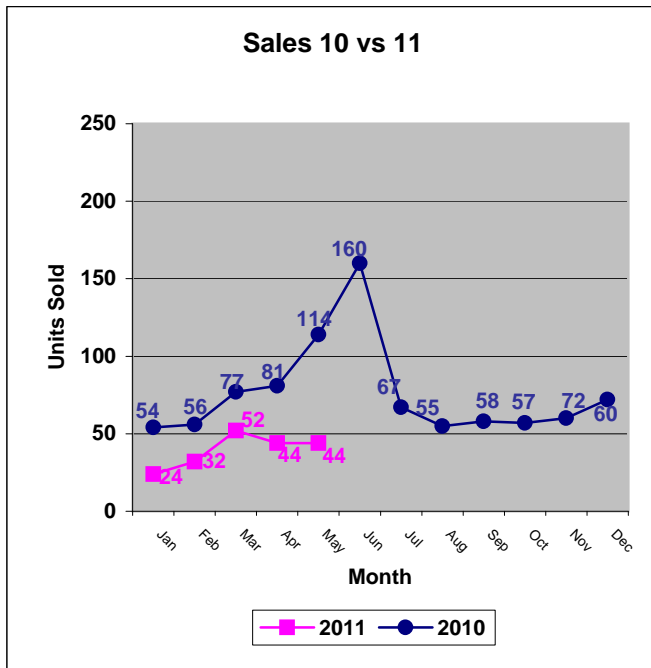
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Association of Realtors®

New Construction SALES and INVENTORY and PENDING

May-11

Price Range		Sales			Current Inventory		Months Inv.	Pending
		0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999	OR UNDER	0	0	0	0	0	0.0	0
50,000	- 99,999	0	0	0	0	9	9.0	3
100,000	- 119,999	0	3	0	3	34	11.3	17
120,000	- 139,999	0	8	0	8	76	9.5	25
140,000	- 159,999	0	4	0	4	82	20.5	21
160,000	- 179,999	0	2	2	4	52	13.0	17
180,000	- 199,999	1	1	4	6	57	9.5	24
200,000	- 249,999	0	3	4	7	143	20.4	57
250,000	- 299,999	0	1	8	9	67	7.4	26
300,000	- 499,999	0	1	1	2	73	36.5	22
500,000	- 749,999	0	1	0	1	36	36.0	6
750,000	- 999,999	0	0	0	0	11	11.0	1
1,000,000	- 1,249,999	0	0	0	0	1	1.0	0
1,250,000	- 1,499,999	0	0	0	0	0	0.0	0
1,500,000	- 1,999,999	0	0	0	0	1	1.0	0
2,000,000	- OVER	0	0	0	0	1	1.0	0
Total		1	24	19	44	643	14.6	219
Median Price		\$190,000	\$143,863	\$245,000	\$191,047	\$205,164		\$201,472
Average Price		\$190,000	\$185,346	\$234,816	\$206,814	\$255,979		\$220,250

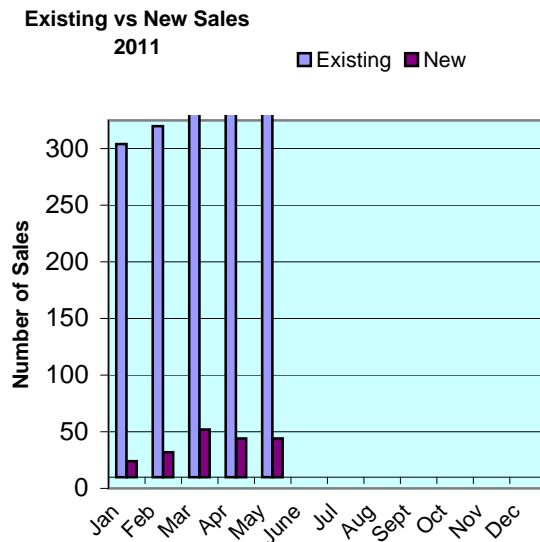
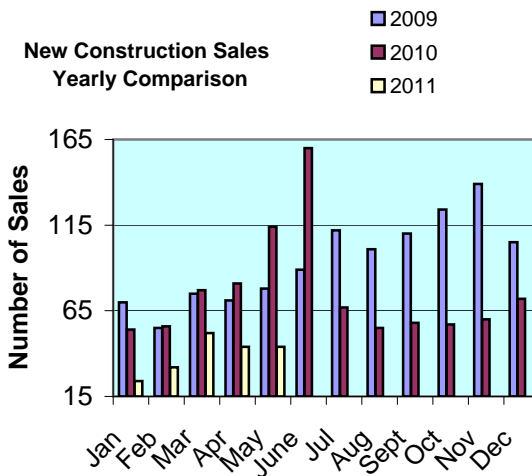
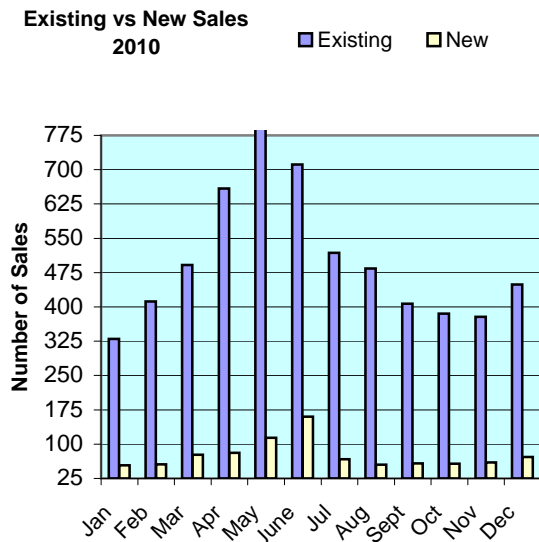
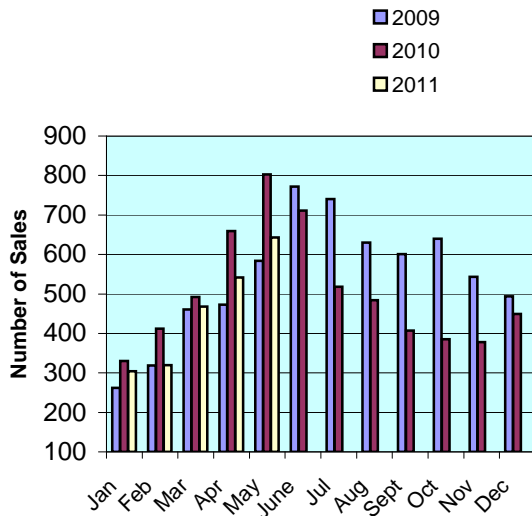


Existing Homes Sales

	<u>2009</u>	<u>2010</u>	<u>2011</u>
Jan	262	330	304
Feb	319	412	320
Mar	461	492	468
Apr	473	659	542
May	584	803	643
June	772	711	
Jul	740	518	
Aug	630	484	
Sept	601	407	
Oct	640	385	
Nov	543	378	
Dec	494	449	

New Construction Sales

	<u>2009</u>	<u>2010</u>	<u>2011</u>
Jan	70	54	24
Feb	55	56	32
Mar	75	77	52
Apr	71	81	44
May	78	114	44
June	89	160	
Jul	112	67	
Aug	101	55	
Sept	110	58	
Oct	124	57	
Nov	139	60	
Dec	105	72	



Median Price by County

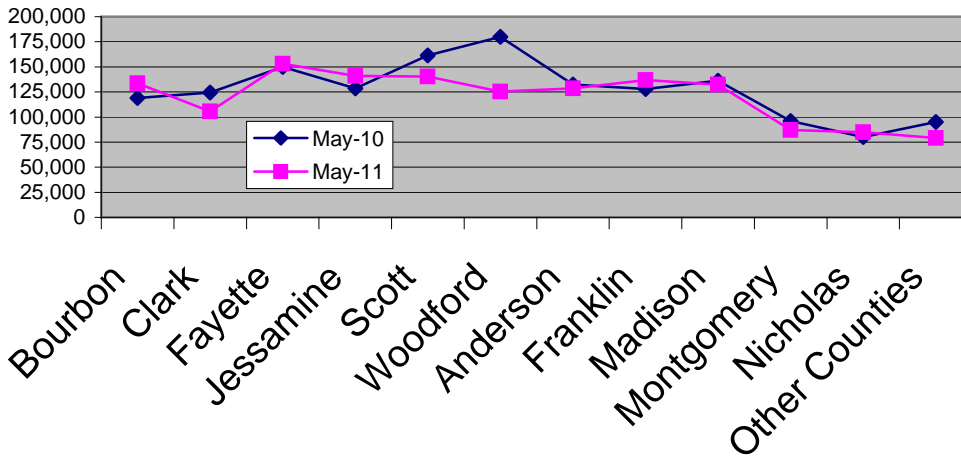
<u>County</u>	May-10		May-11	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	119,000	11	133,750	8
Clark	124,500	39	105,500	22
Fayette	150,000	523	153,000	345
Jessamine	128,500	49	141,000	39
Scott	161,250	62	140,250	52
Woodford	179,900	15	125,500	14
Anderson	132,500	19	128,500	17
Franklin	128,000	43	137,000	31
Madison	136,250	62	132,500	44
Montgomery	96,000	32	87,000	27
Nicholas	80,000	5	84,750	4
Other Counties	94,950	<u>57</u>	79,000	<u>54</u>
		917		657

<u>County</u>	Year to Date 5/31/10		Year to Date 5/31/11	
	<u>median sales price</u>	<u>Total</u>	<u>median sales price</u>	<u>Total</u>
Bourbon	107,500	52	114,500	45
Clark	122,900	127	115,000	85
Fayette	149,900	1612	150,000	1247
Jessamine	127,900	215	118,950	180
Scott	145,550	241	152,000	190
Woodford	167,250	87	137,750	74
Anderson	127,000	107	117,500	67
Franklin	123,450	186	117,000	115
Madison	135,950	204	135,245	184
Montgomery	98,750	92	76,500	83
Nicholas	80,000	13	65,500	14
Other Counties	85,000	<u>228</u>	82,500	<u>281</u>
		3164		2565

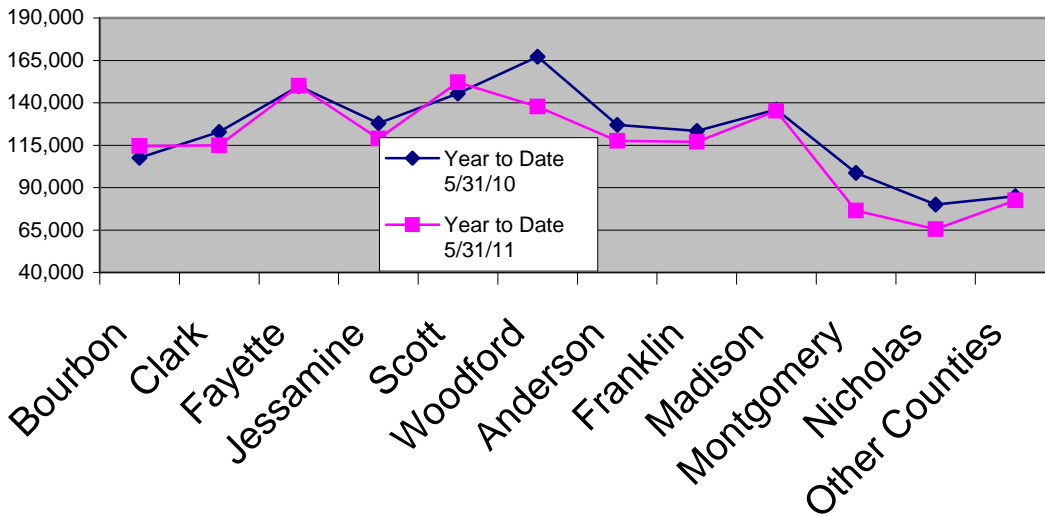


Median Price by County

May 10 vs May 11 Median



Year to date 5/31/10 vs 5/31/11 Median



Lexington-Bluegrass

Association of Realtors®

May-11

Statistical Report Residential, Condo, & Townhouses

ANDERSON COUNTY

MONTHLY SUMMARY	May-10		May-11		% CHANGE
New Listings	31		32		3%
Month Inventory	10.5		12.1		15%
% of List Price	97.04		94.01		
Residential					
Sales	19	\$2,322,350	17	\$2,147,250	-11%
Avg Sales Price		\$122,229		\$126,309	3%
Median Sales Price		\$132,500		\$128,500	-3%
Avg Days on Market		107		92	-14%

CUMMULATIVE SUMMARY	Jan 10 - May 10		Jan 11 - May 11		% CHANGE
New Listings	223		187		-16%
Residential					
Sales	107	\$12,756,677	67	\$8,442,540	-37%
Avg Sales Price		\$119,221		\$126,004	6%
Median Sales Price		\$127,000		\$117,500	-7%
Avg Days on Market		97		97	0%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	15	20	13	22	16							
2010	18	26	26	39	15	18	19	20	20	13	19	5
2009	15	18	23	34	27	22	17	23	17	20	23	10

Lexington-Bluegrass

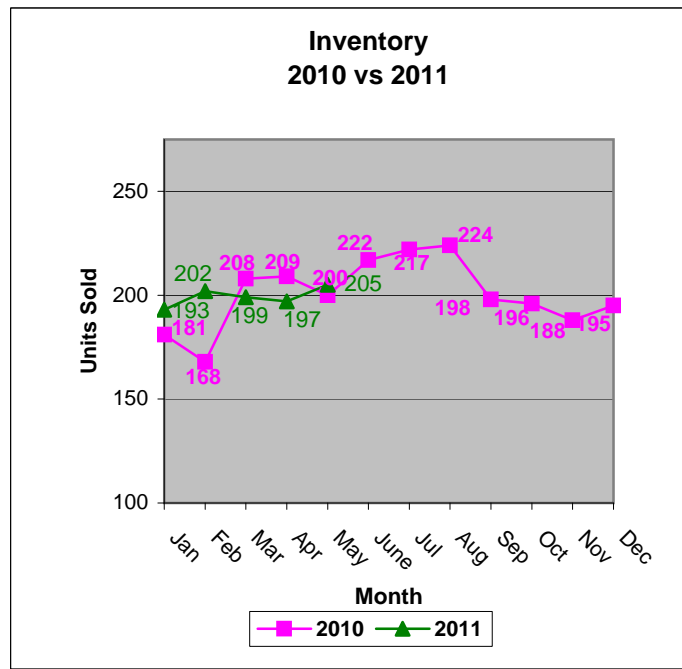
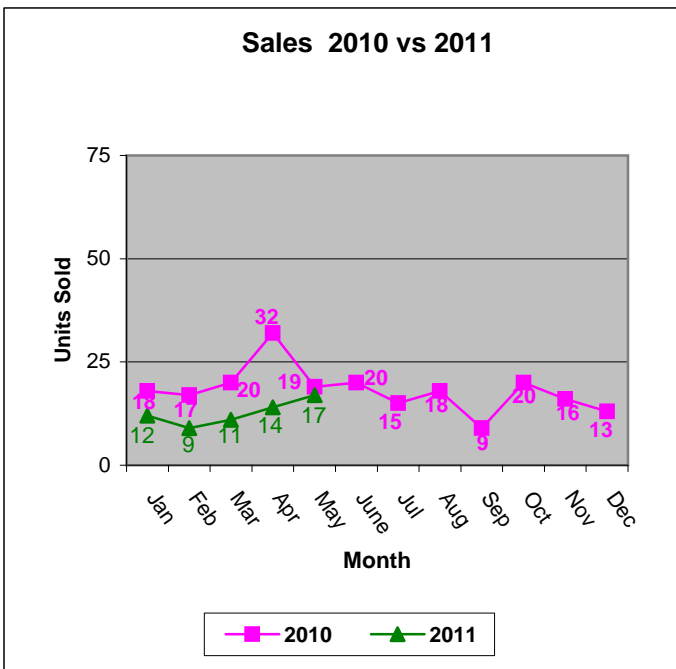
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

May-11

ANDERSON COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	0	0	0	5	5.0	3
50,000	-	99,999	0	4	0	4	49	12.3	9
100,000	-	119,999	1	2	1	4	12	3.0	6
120,000	-	139,999	0	2	1	3	26	8.7	7
140,000	-	159,999	0	2	0	2	21	10.5	5
160,000	-	179,999	0	0	2	2	17	8.5	2
180,000	-	199,999	0	0	1	1	24	24.0	3
200,000	-	249,999	0	1	0	1	17	17.0	1
250,000	-	299,999	0	0	0	0	18	18.0	0
300,000	-	499,999	0	0	0	0	14	14.0	0
500,000	-	749,999	0	0	0	0	0	0.0	0
750,000	-	999,999	0	0	0	0	1	1.0	0
1,000,000	-	1,249,999	0	0	0	0	1	1.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			1	11	5	17	205	12.1	36
Median Price			\$100,000	\$102,000	\$175,000	\$128,500	\$153,900		\$120,700
Average Price			\$100,000	\$114,750	\$157,000	\$126,309	\$174,089		\$118,643



Lexington-Bluegrass

Association of Realtors®

May-11

Statistical Report Residential, Condo, & Townhouses

BOURBON COUNTY

MONTHLY SUMMARY	May-10		May-11		% CHANGE
New Listings	19		27		42%
Month Inventory	9.8		17.1		74%
% of List Price	88.67		97.95		

Residential

Sales	11	\$1,148,500	8	\$986,100	-27%
Avg Sales Price		\$104,409		\$123,263	18%
Median Sales Price		\$119,000		\$133,750	12%
Avg Days on Market		55		246	347%

CUMMULATIVE SUMMARY	Jan 10 - May 10		Jan 11 - May 11		% CHANGE
New Listings	123		127		3%

Residential

Sales	52	\$6,444,690	45	\$6,812,950	-13%
Avg Sales Price		\$123,936		\$151,399	22%
Median Sales Price		\$107,500		\$114,500	7%
Avg Days on Market		93		135	45%

Total Pendings by Month

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	6	11	11	9	10							
2010	9	7	6	16	10	13	7	10	12	9	12	9
2009	12	9	8	10	13	15	8	11	15	16	14	15

Lexington-Bluegrass

Association of Realtors®

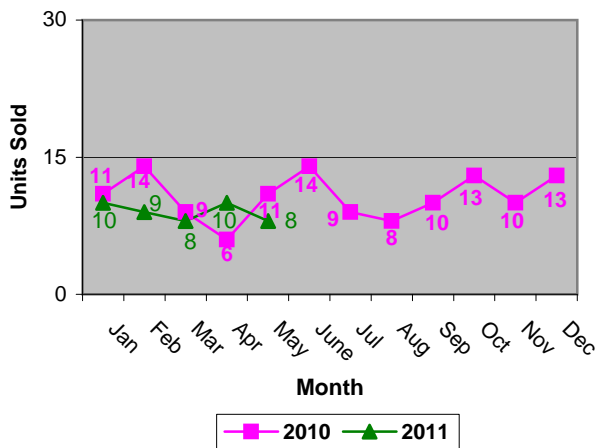
Single Family SALES and INVENTORY and PENDING

May-11

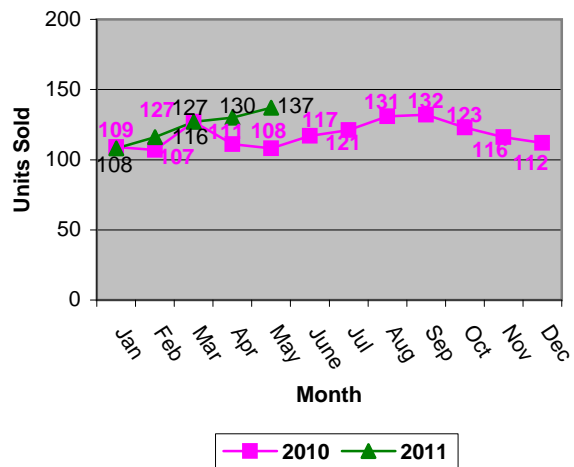
BOURBON COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	1	0	2	6	3.0	1
50,000	-	99,999	1	0	0	1	31	31.0	7
100,000	-	119,999	0	1	0	1	15	15.0	1
120,000	-	139,999	0	0	0	0	6	6.0	1
140,000	-	159,999	0	2	0	2	10	5.0	1
160,000	-	179,999	0	1	0	1	6	6.0	0
180,000	-	199,999	0	0	0	0	2	2.0	2
200,000	-	249,999	0	0	0	0	10	10.0	2
250,000	-	299,999	0	1	0	1	16	16.0	1
300,000	-	499,999	0	0	0	0	23	23.0	0
500,000	-	749,999	0	0	0	0	6	6.0	0
750,000	-	999,999	0	0	0	0	4	4.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	1	1.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
Total			2	6	0	8	137	17.1	16
Median Price			\$55,800	\$152,750	\$0	\$133,750	\$169,000		\$97,400
Average Price			\$55,800	\$145,750	\$0	\$123,263	\$255,459		\$127,969

Sales 2010 vs 2011



Inventory 2010 vs 2011



Lexington-Bluegrass

Association of Realtors®

May-11

Statistical Report Residential Condo, & Townhouses CLARK COUNTY

MONTHLY SUMMARY	May-10		May-11		% CHANGE
New Listings	52		48		-8%
Month Inventory	8.1		14.2		75%
% of List Price	96.41		94.51		
<u>Residential</u>					
Sales	39	\$4,806,797	22	\$2,460,225	-44%
Avg Sales Price		\$123,251		\$111,828	-9%
Median Sales Price		\$124,500		\$105,500	-15%
Avg Days on Market		156		98	-37%

CUMMULATIVE SUMMARY	Jan 10 - May 10		Jan 11 - May 11		% CHANGE
New Listings	261		257		-2%
<u>Residential</u>					
Sales	127	\$16,154,074	85	\$10,920,254	-33%
Avg Sales Price		\$127,197		\$128,474	1%
Median Sales Price		\$122,900		\$115,000	-6%
Avg Days on Market		131		124	-5%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	12	19	17	18	25							
2010	20	27	27	45	19	11	26	27	23	14	16	17
2009	17	24	35	28	28	33	39	27	27	28	18	20

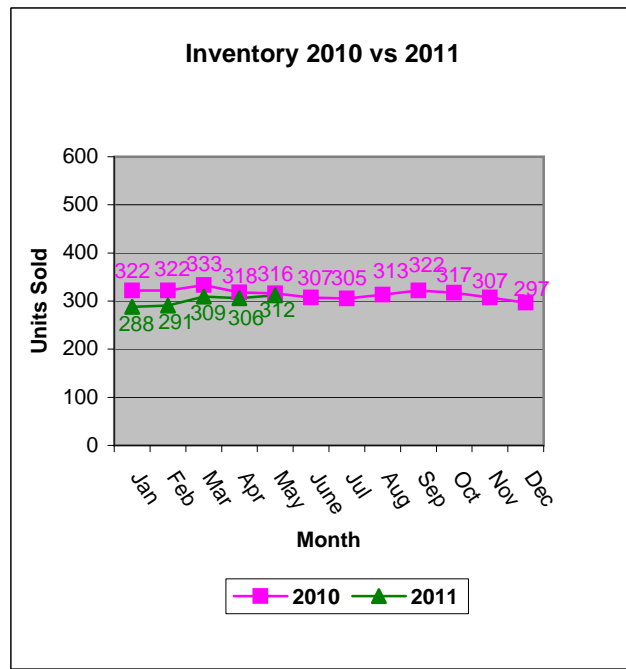
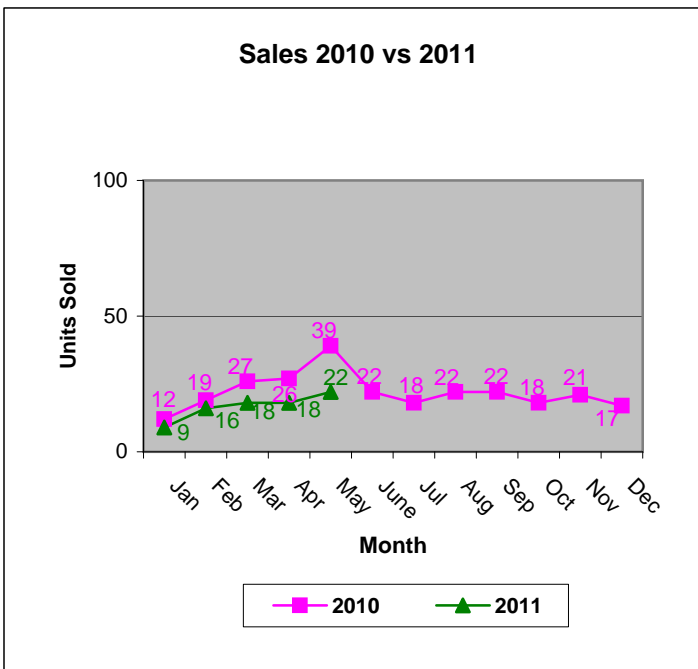
Lexington-Bluegrass Association of Realtors®

Single Family SALES and INVENTORY and PENDING

May-11

CLARK COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	3	0	4	15	3.8	6
50,000	-	99,999	0	7	0	7	68	9.7	9
100,000	-	119,999	0	0	0	0	30	30.0	2
120,000	-	139,999	2	2	0	4	51	12.8	7
140,000	-	159,999	0	1	0	1	34	34.0	1
160,000	-	179,999	0	0	4	4	19	4.8	1
180,000	-	199,999	0	0	0	0	21	21.0	2
200,000	-	249,999	0	0	0	0	24	24.0	2
250,000	-	299,999	0	0	1	1	13	13.0	2
300,000	-	499,999	0	1	0	1	28	28.0	1
500,000	-	749,999	0	0	0	0	7	7.0	0
750,000	-	999,999	0	0	0	0	0	0.0	0
1,000,000	-	1,249,999	0	0	0	0	1	1.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			3	14	5	22	312	14.2	33
Median Price			\$120,000	\$64,025	\$172,000	\$105,500	\$139,900		\$109,900
Average Price			\$92,042	\$89,621	\$185,880	\$111,828	\$174,481		\$124,200



Lexington-Bluegrass

Association of Realtors®

May-11

Statistical Report Residential Condo, & Townhouses

FAYETTE COUNTY

MONTHLY SUMMARY	May-10		May-11		% CHANGE
New Listings	608		710		17%
Month Inventory	4.9		7.6		55%
% of List Price	96.49		96.62		
<u>Residential</u>					
Sales	524	\$98,449,952	349	\$63,855,303	-33%
Avg Sales Price		\$187,882		\$182,966	-3%
Median Sales Price		\$150,050		\$153,000	2%
Avg Days on Market		60		77	28%

CUMMULATIVE SUMMARY	Jan 10 - May 10		Jan 11 - May 11		% CHANGE
New Listings	3,796		3,466		-9%
<u>Residential</u>					
Sales	1,612	\$296,646,994	1,251	\$229,115,588	-22%
Avg Sales Price		\$184,024		\$183,146	0%
Median Sales Price		\$149,900		\$150,000	0%
Avg Days on Market		72		81	13%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	227	263	326	344	370							
2010	239	306	493	638	245	267	251	262	194	204	203	125
2009	210	282	306	445	497	398	391	373	383	328	233	193

Lexington-Bluegrass

Association of Realtors®

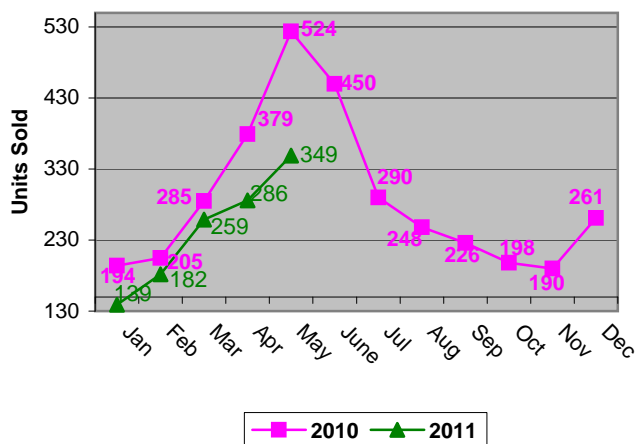
Single Family SALES and INVENTORY and PENDING

May-11

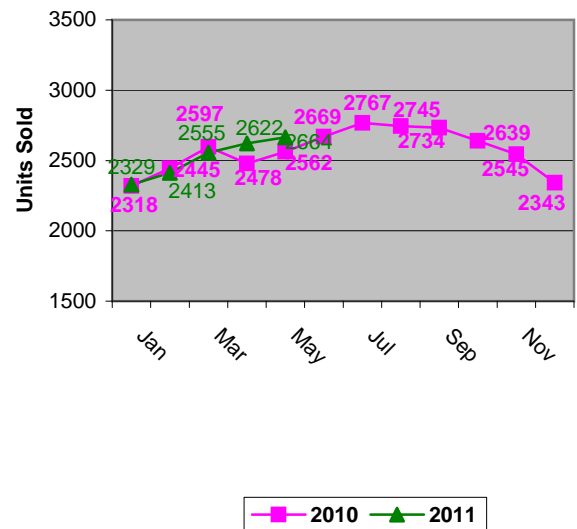
FAYETTE COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	8	8	1	17	50	2.9	17
50,000	-	99,999	12	30	2	44	321	7.3	73
100,000	-	119,999	9	18	2	29	227	7.8	50
120,000	-	139,999	4	45	8	57	336	5.9	79
140,000	-	159,999	3	30	8	41	281	6.9	66
160,000	-	179,999	1	16	10	27	192	7.1	42
180,000	-	199,999	3	8	8	19	161	8.5	50
200,000	-	249,999	9	9	28	46	327	7.1	82
250,000	-	299,999	2	8	15	25	215	8.6	38
300,000	-	499,999	0	8	28	36	319	8.9	55
500,000	-	749,999	0	1	7	8	119	14.9	17
750,000	-	999,999	0	0	0	0	57	57.0	8
1,000,000	-	1,249,999	0	0	0	0	16	16.0	2
1,250,000	-	1,499,999	0	0	0	0	10	10.0	0
1,500,000	-	1,999,999	0	0	0	0	16	16.0	0
2,000,000	-	OVER	0	0	0	0	17	17.0	0
Total			51	181	117	349	2664	7.6	579
Median Price			\$116,000	\$135,000	\$235,000	\$153,000	\$174,000		\$164,900
Average Price			\$124,225	\$146,970	\$264,259	\$182,966	\$261,171		\$203,348

Sales 2010 vs 2011



Inventory 2010 vs 2011



Lexington-Bluegrass

Association of Realtors™

May-11

Statistical Report Residential Condo, & Townhouses

Financing of Sales

CASH	129	FmHA	2	LA-Fixed	1	Owner Finance	0
CONV	310	FLB	0	L/A-Variable	0	VA	32
EXCH	1	FNMA	4	L/A + 2nd	0	Wrap Around	0
FHA	130	L/A Escalated	0	SBA	1	Other	48

Other Statistics

	Fayette	Anderson	Bourbon	Clark	Franklin	Jess	Madison	Montg	Nicholas	Scott	Woodford	Others	TOTAL
Out of County Buyer	96	6	2	4	3	16	12	13	1	18	0	17	188
Out of State Buyer	53	1	1	2	1	6	4	3	1	6	0	6	84
Seller Leaving County	107	7	2	5	4	10	11	6	1	18	6	13	190
Seller leaving State	69	1	1	5	2	4	9	3	0	11	1	6	112
New Construction	21	3	1	0	1	3	5	2	0	7	1	0	44
First Time Buyer	96	5	2	6	4	5	6	6	2	10	4	6	152
Listing FSBO	10	0	1	0	0	0	0	2	0	0	0	0	13
YDT Listing FSBO	42	1	3	1	1	6	3	4	1	1	1	6	70

Lexington-Bluegrass

Association of Realtors®

May-11

Statistical Report Residential, Condo, & Townhouses

FRANKLIN COUNTY

MONTHLY SUMMARY	May-10		May-11		% CHANGE
New Listings	63		67		6%
Month Inventory	9.2		11.5		25%
% of List Price	95.49		94.79		
<u>Residential</u>					
Sales	43	\$5,928,092	31	\$4,820,200	-28%
Avg Sales Price		\$137,863		\$155,490	13%
Median Sales Price		\$128,000		\$137,000	7%
Avg Days on Market		89		81	-9%

CUMMULATIVE SUMMARY	Jan 10 - May 10		Jan 11 - May 11		% CHANGE
New Listings	407		354		-13%
<u>Residential</u>					
Sales	186	\$24,848,896	115	\$14,619,124	-38%
Avg Sales Price		\$133,596		\$127,123	-5%
Median Sales Price		\$123,450		\$117,000	-5%
Avg Days on Market		103		123	19%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	24	20	29	24	32							
2010	40	29	58	58	18	32	30	32	35	27	18	20
2009	32	24	41	36	43	43	54	43	44	52	30	21

Lexington-Bluegrass

Association of Realtors[®]

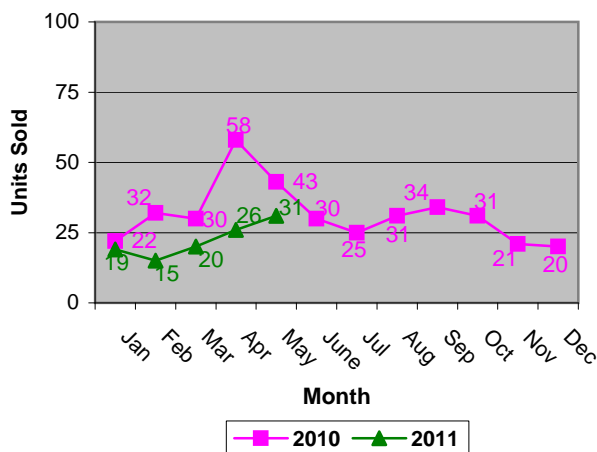
Single Family SALES and INVENTORY and PENDING

May-11

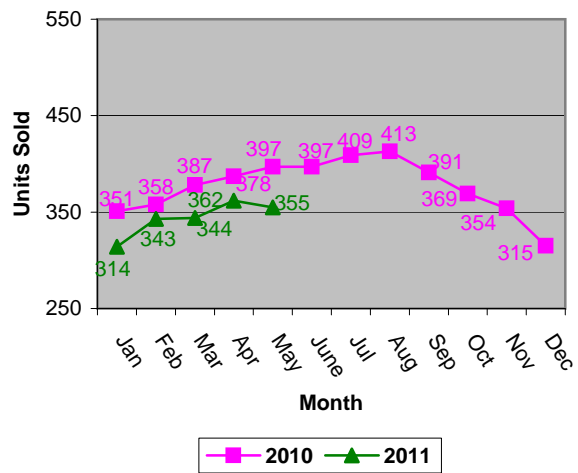
Franklin County

Price Range			Sales			Current Inventory		Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		Months Inv.
49,999	OR	UNDER	2	1	0	3	13	4.3	1
50,000	-	99,999	2	1	0	3	46	15.3	9
100,000	-	119,999	1	4	1	6	50	8.3	8
120,000	-	139,999	0	3	1	4	63	15.8	11
140,000	-	159,999	0	2	2	4	36	9.0	3
160,000	-	179,999	0	2	0	2	16	8.0	2
180,000	-	199,999	0	0	1	1	21	21.0	3
200,000	-	249,999	0	2	1	3	43	14.3	2
250,000	-	299,999	0	2	1	3	24	8.0	1
300,000	-	499,999	0	0	2	2	37	18.5	0
500,000	-	749,999	0	0	0	0	5	5.0	1
750,000	-	999,999	0	0	0	0	1	1.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			5	17	9	31	355	11.5	41
Median Price			\$79,900	\$137,000	\$185,000	\$137,000	\$144,900		\$126,500
Average Price			\$60,380	\$150,847	\$217,100	\$155,490	\$183,471		\$137,747

Sales 2010 vs 2011



Inventory 2010 vs 2011



Lexington-Bluegrass

Association of Realtors[®]

May-11 Statistical Report Residential, Condo, & Townhouses JESSAMINE COUNTY

MONTHLY SUMMARY	May-10		May-11		% CHANGE
New Listings	100		93		-7%
Month Inventory	10.0		13.5		35%
% of List Price	94.63		96.53		
<u>Residential</u>					
Sales	49	\$9,698,508	39	\$6,711,631	-20%
Avg Sales Price		\$197,929		\$172,093	-13%
Median Sales Price		\$128,500		\$141,000	10%
Avg Days on Market		73		88	21%

CUMMULATIVE SUMMARY	Jan 10 - May 10		Jan 11 - May 11		% CHANGE
New Listings	562		567		1%
<u>Residential</u>					
Sales	215	\$37,448,593	180	\$29,391,426	-16%
Avg Sales Price		\$174,180		\$163,286	-6%
Median Sales Price		\$127,900		\$118,950	-7%
Avg Days on Market		89		93	4%

Total Pendings by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	31	31	55	48	53							
2010	52	39	56	68	37	34	30	37	36	28	32	26
2009	32	32	45	62	56	63	45	46	50	51	43	32

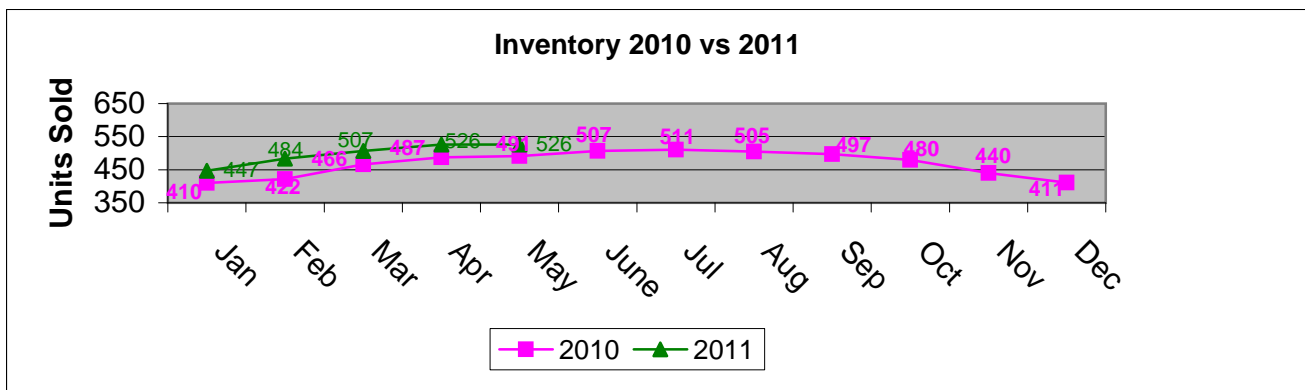
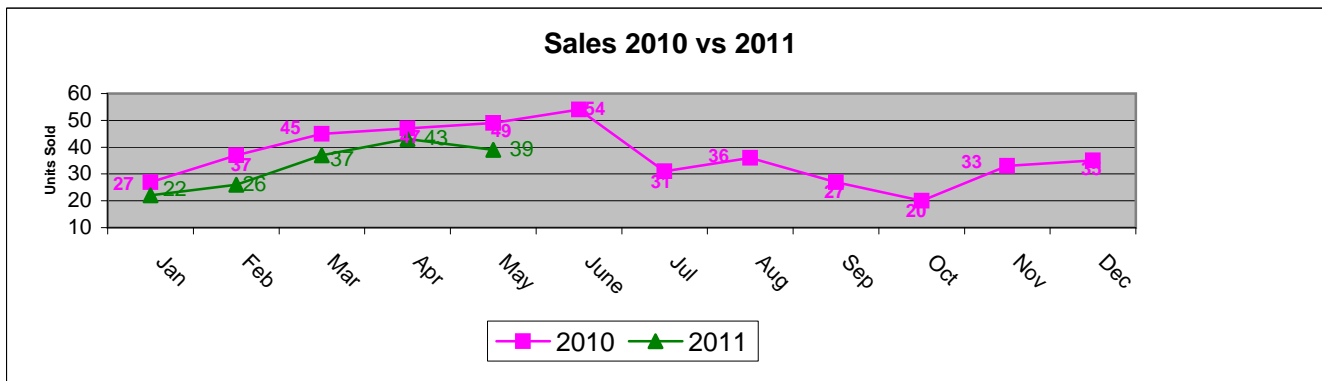
Lexington-Bluegrass

Association of Realtors®

May-11

Single Family SALES and INVENTORY and PENDING
JESSAMINE COUNTY

Price Range			Sales			Current Inventory		Months Inv. Pending	
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units		
49,999	OR	UNDER	2	0	0	2	7	3.5	4
50,000	-	99,999	0	7	0	7	121	17.3	15
100,000	-	119,999	0	5	1	6	44	7.3	13
120,000	-	139,999	1	2	0	3	63	21.0	10
140,000	-	159,999	0	5	2	7	41	5.9	8
160,000	-	179,999	0	2	2	4	20	5.0	8
180,000	-	199,999	0	0	1	1	28	28.0	4
200,000	-	249,999	0	0	2	2	45	22.5	5
250,000	-	299,999	0	1	1	2	24	12.0	4
300,000	-	499,999	0	1	3	4	43	10.8	5
500,000	-	749,999	0	0	1	1	44	44.0	6
750,000	-	999,999	0	0	0	0	27	27.0	2
1,000,000	-	1,249,999	0	0	0	0	8	8.0	1
1,250,000	-	1,499,999	0	0	0	0	4	4.0	0
1,500,000	-	1,999,999	0	0	0	0	5	5.0	1
2,000,000	-	OVER	0	0	0	0	2	2.0	0
Total			3	23	13	39	526	13.5	86
Median Price			\$48,231	\$115,000	\$218,000	\$141,000	\$155,400		\$146,450
Average Price			\$71,827	\$131,907	\$266,331	\$172,093	\$299,004		\$225,884



Lexington-Bluegrass

Association of Realtors[®]

May-11 Statistical Report Residential, Condo, & Townhouses MADISON COUNTY

MONTHLY SUMMARY	May-10		May-11		% CHANGE
New Listings		102		108	6%
Month Inventory		8.9		12.9	45%
% of List Price		95.89		96.68	
<u>Residential</u>					
Sales	62	\$9,603,097	45	\$6,847,771	-27%
Avg Sales Price		\$154,889		\$152,173	-2%
Median Sales Price		\$136,250		\$130,000	-5%
Avg Days on Market		110		104	-5%

CUMMULATIVE SUMMARY	Jan 10 - May 10		Jan 11 - May 11		% CHANGE
New Listings		557		592	6%
<u>Residential</u>					
Sales	204	\$31,865,564	184	\$27,087,523	-10%
Avg Sales Price		\$156,204		\$147,215	-6%
Median Sales Price		\$135,950		\$135,245	-1%
Avg Days on Market		117		108	-8%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	30	31	37	39	69							
2010	36	45	49	73	45	45	44	41	54	39	36	30
2009	31	30	61	50	45	53	69	64	64	58	31	36

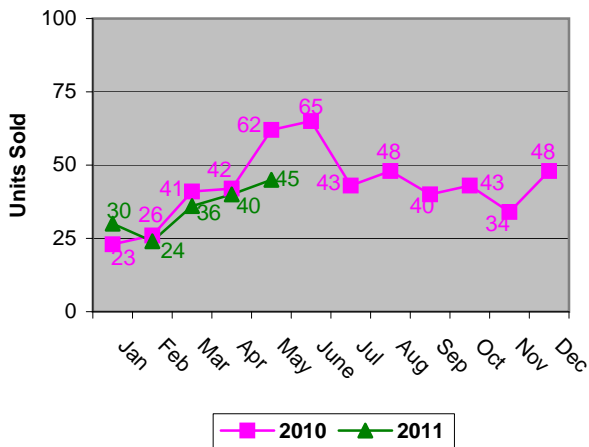
Lexington-Bluegrass

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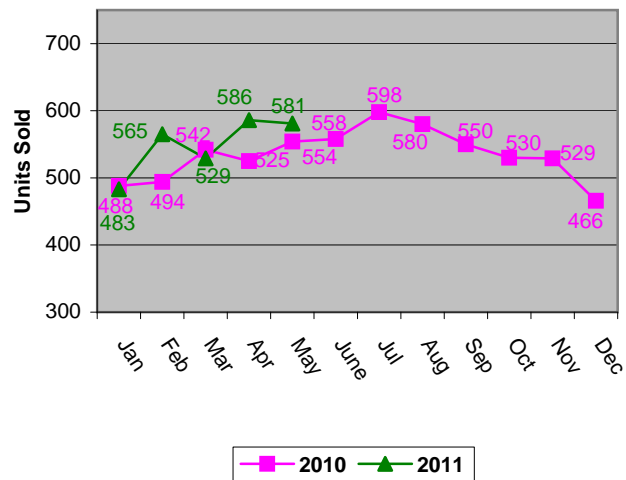
Single Family SALES and INVENTORY and PENDING
May-11
MADISON COUNTY

Price Range				Sales		Current Inventory			
	0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending		
49,999	OR	UNDER	0	5	1	6	20	3.3	4
50,000	-	99,999	1	5	0	6	73	12.2	12
100,000	-	119,999	1	6	0	7	33	4.7	7
120,000	-	139,999	0	6	2	8	79	9.9	12
140,000	-	159,999	0	1	1	2	77	38.5	11
160,000	-	179,999	0	3	0	3	56	18.7	6
180,000	-	199,999	0	1	2	3	31	10.3	11
200,000	-	249,999	0	0	0	0	49	49.0	10
250,000	-	299,999	0	0	5	5	60	12.0	7
300,000	-	499,999	0	1	4	5	81	16.2	9
500,000	-	749,999	0	0	0	0	17	17.0	1
750,000	-	999,999	0	0	0	0	5	5.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			2	28	15	45	581	12.9	90
Median Price			\$95,000	\$110,960	\$250,000	\$130,000	\$164,900		\$158,450
Average Price			\$95,000	\$112,418	\$234,004	\$152,173	\$209,068		\$181,182

Sales 2010 vs 2011



Inventory 2010 vs 2011



Lexington-Bluegrass

Association of Realtors[®]

May-11 Statistical Report Residential, Condo, & Townhouses MONTGOMERY COUNTY

MONTHLY SUMMARY	May-10		May-11		% CHANGE
New Listings	49		46		-6%
Month Inventory	7.6		25.1		230%
% of List Price	96.11		92.92		
<u>Residential</u>					
Sales	32	\$3,283,600	27	\$2,175,550	-16%
Avg Sales Price		\$102,613		\$80,576	-21%
Median Sales Price		\$96,000		\$87,000	-9%
Avg Days on Market		115		192	67%

CUMMULATIVE SUMMARY	Jan 10 - May 10		Jan 11 - May 11		% CHANGE
New Listings	233		234		0%
<u>Residential</u>					
Sales	92	\$10,347,450	83	\$6,904,347	-10%
Avg Sales Price		\$112,472		\$83,185	-26%
Median Sales Price		\$98,750		\$76,500	-23%
Avg Days on Market		109		142	30%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	21	15	22	20	24							
2010	11	14	20	21	21	20	16	15	11	17	9	11
2009	16	14	17	14	26	23	15	24	13	29	18	13

Lexington-Bluegrass

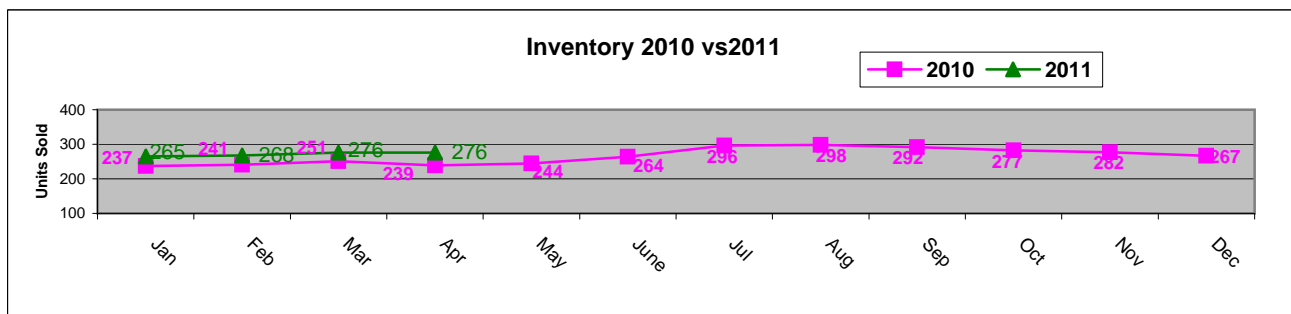
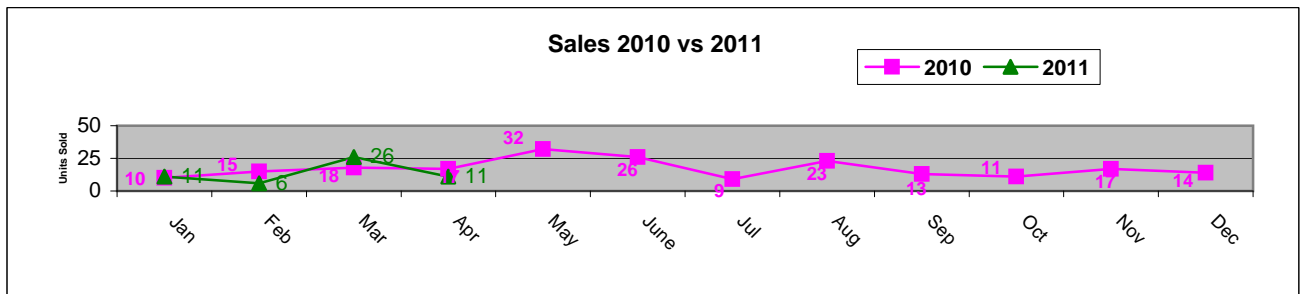
Association of Realtors®

Single Family SALES and INVENTORY and PENDING

May-11

MONTGOMERY COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	1	2	0	3	25	8.3	11
50,000	-	99,999	1	3	0	4	75	18.8	12
100,000	-	119,999	0	1	0	1	23	23.0	3
120,000	-	139,999	0	1	0	1	36	36.0	3
140,000	-	159,999	0	0	1	1	35	35.0	4
160,000	-	179,999	0	0	0	0	18	18.0	1
180,000	-	199,999	0	0	0	0	13	13.0	1
200,000	-	249,999	0	1	0	1	21	21.0	0
250,000	-	299,999	0	0	0	0	7	7.0	2
300,000	-	499,999	0	0	0	0	13	13.0	0
500,000	-	749,999	0	0	0	0	5	5.0	0
750,000	-	999,999	0	0	0	0	2	2.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	2	2.0	0
2,000,000	-	OVER	0	0	0	0	1	1.0	0
Total			2	8	1	11	276	25.1	37
Median Price			\$63,000	\$78,250	\$150,000	\$80,000	\$129,900		\$77,500
Average Price			\$63,000	\$91,213	\$150,000	\$91,427	\$175,210		\$93,761



Lexington-Bluegrass

Association of Realtors[®]

May-11 Statistical Report Residential, Condo, & Townhouses NICHOLAS COUNTY

MONTHLY SUMMARY	May-10		May-11		% CHANGE
New Listings		12		5	-58%
Month Inventory		13.2		12.8	-3%
% of List Price		88.09		96.53	
<u>Residential</u>					
Sales	5	\$434,000	4	\$439,500	-20%
Avg Sales Price		\$86,800		\$109,875	27%
Median Sales Price		\$80,000		\$84,750	6%
Avg Days on Market		45		168	273%

CUMMULATIVE SUMMARY	Jan 10 - May 10		Jan 11 - May 11		% CHANGE
New Listings		65		37	-43%
<u>Residential</u>					
Sales	13	\$1,166,500	14	\$1,150,540	8%
Avg Sales Price		\$89,731		\$82,181	-8%
Median Sales Price		\$80,000		\$65,500	-18%
Avg Days on Market		84		84	0%

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	0	3	2	4	6							
2010	4	2	1	7	4	5	1	4	2	1	5	3
2009	1	5	1	2	5	2	3	6	4	6	3	0

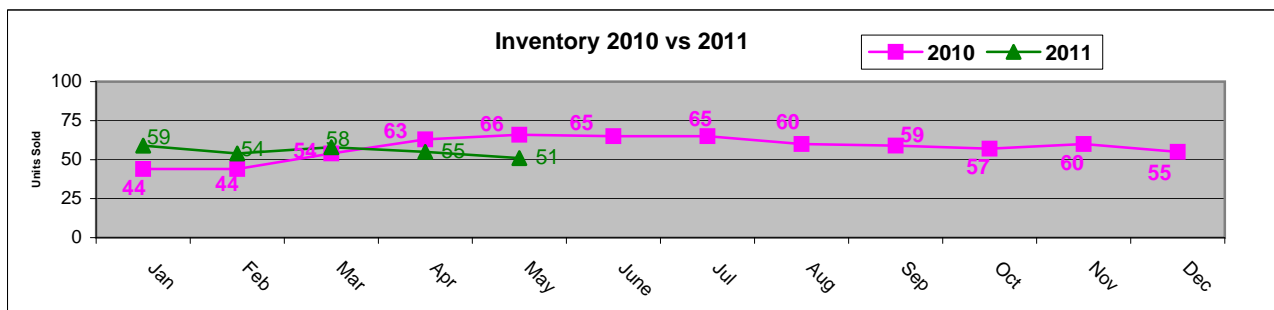
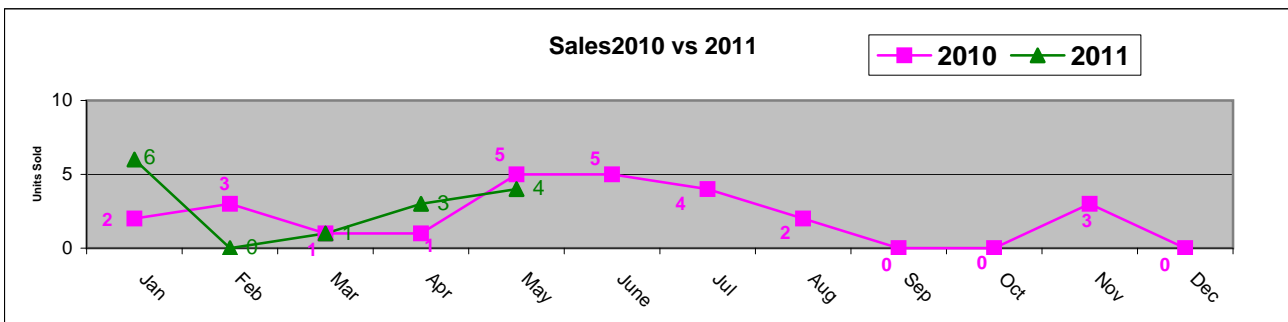
Lexington-Bluegrass Association of Realtors[®]

Single Family SALES and INVENTORY and PENDING

May-11

NICHOLAS COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	0	0	0	9	9.0	2
50,000	-	99,999	1	2	0	3	15	5.0	3
100,000	-	119,999	0	0	0	0	4	4.0	0
120,000	-	139,999	0	0	0	0	2	2.0	1
140,000	-	159,999	0	0	0	0	6	6.0	0
160,000	-	179,999	0	0	0	0	3	3.0	0
180,000	-	199,999	0	0	0	0	5	5.0	0
200,000	-	249,999	0	1	0	1	4	4.0	0
250,000	-	299,999	0	0	0	0	1	1.0	0
300,000	-	499,999	0	0	0	0	1	1.0	1
500,000	-	749,999	0	0	0	0	1	1.0	0
750,000	-	999,999	0	0	0	0	0	0.0	0
1,000,000	-	1,249,999	0	0	0	0	0	0.0	0
1,250,000	-	1,499,999	0	0	0	0	0	0.0	0
1,500,000	-	1,999,999	0	0	0	0	0	0.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			1	3	0	4	51	12.8	7
Median Price			\$77,500	\$92,000	\$0	\$84,750	\$105,000		\$65,000
Average Price			\$77,500	\$120,667	\$0	\$109,875	\$133,159		\$103,500



Lexington-Bluegrass

Association of Realtors[®]

May-11 Statistical Report Residential, Condo, & Townhouses SCOTT COUNTY

MONTHLY SUMMARY	May-10		May-11		% CHANGE
New Listings	122		125		2%
Month Inventory	9.9		11.4		15%
% of List Price	98.19		96.18		

Residential

Sales	62	\$11,296,368	53	\$8,291,218	-15%
Avg Sales Price		\$182,199		\$156,438	-14%
Median Sales Price		\$161,250		\$139,000	-14%
Avg Days on Market		86		97	13%

CUMMULATIVE SUMMARY	Jan 10 - May 10		Jan 11 - May 11		% CHANGE
New Listings	675		595		-12%

Residential

Sales	241	\$40,340,226	191	\$33,354,837	-21%
Avg Sales Price		\$167,387		\$174,633	4%
Median Sales Price		\$145,550		\$151,000	4%
Avg Days on Market		95		116	22%

Total Pendings by Month

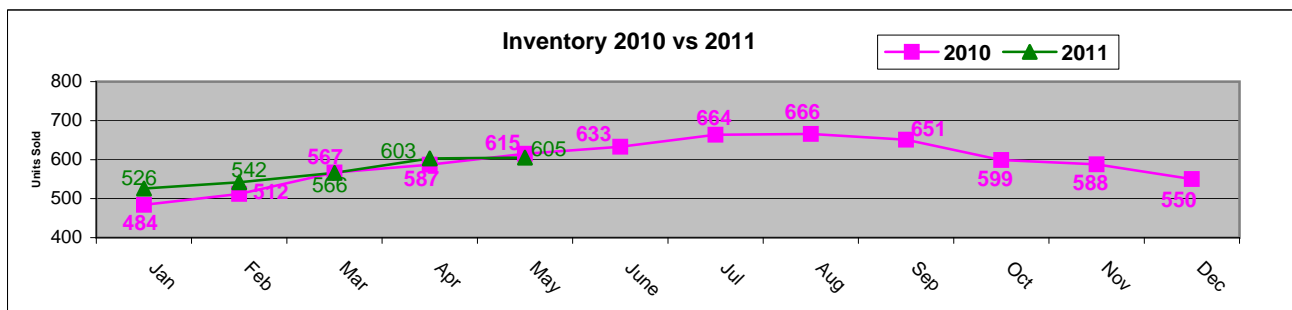
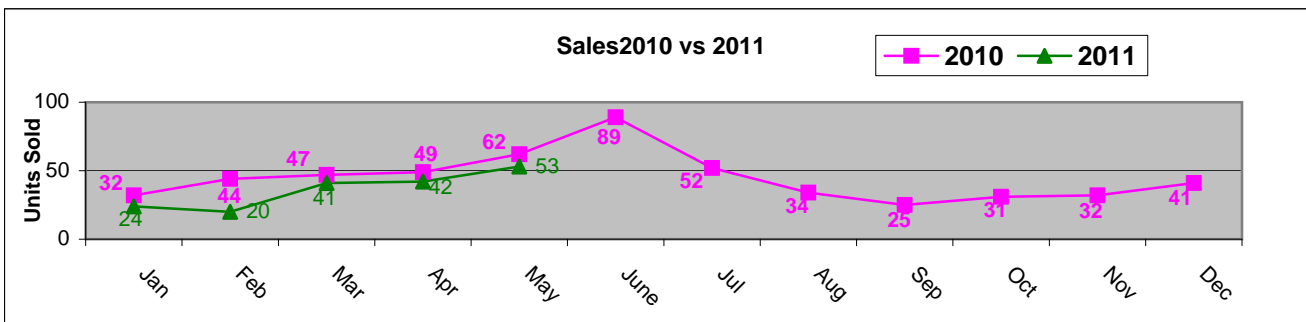
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	35	42	50	46	60							
2010	58	51	82	88	48	49	43	38	39	37	29	27
2009	53	51	78	58	67	80	60	65	68	66	44	44

Single Family SALES and INVENTORY and PENDING

May-11

SCOTT COUNTY

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	0	2	0	2	10	5.0	1
50,000	-	99,999	2	5	0	7	39	5.6	10
100,000	-	119,999	0	7	1	8	48	6.0	9
120,000	-	139,999	0	7	3	10	89	8.9	24
140,000	-	159,999	1	1	0	2	71	35.5	11
160,000	-	179,999	0	4	5	9	58	6.4	13
180,000	-	199,999	0	0	2	2	43	21.5	11
200,000	-	249,999	0	4	3	7	73	10.4	21
250,000	-	299,999	0	2	3	5	61	12.2	8
300,000	-	499,999	0	1	0	1	92	92.0	5
500,000	-	749,999	0	0	0	0	16	16.0	1
750,000	-	999,999	0	0	0	0	2	2.0	0
1,000,000	-	1,249,999	0	0	0	0	1	1.0	0
1,250,000	-	1,499,999	0	0	0	0	1	1.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	0
2,000,000	-	OVER	0	0	0	0	0	0.0	0
Total			3	33	17	53	605	11.4	114
Median Price			\$85,000	\$129,000	\$179,900	\$139,000	\$175,453		\$166,500
Average Price			\$93,667	\$144,896	\$189,921	\$156,438	\$222,791		\$178,312



Lexington-Bluegrass

Association of Realtors[®]

May-11 Statistical Report Residential, Condo, & Townhouses WOODFORD COUNTY

MONTHLY SUMMARY	May-10		May-11		% CHANGE
New Listings	46		46		0%
Month Inventory	15.3		16.6		8%
% of List Price	97.97		94.58		
<u>Residential</u>					
Sales	15	\$2,990,252	14	\$2,226,040	-7%
Avg Sales Price		\$199,350		\$159,003	-20%
Median Sales Price		\$179,900		\$125,500	-30%
Avg Days on Market		114		93	-18%

CUMMULATIVE SUMMARY	Jan 10 - May 10		Jan 11 - May 11		% CHANGE
New Listings	232		228		-2%
<u>Residential</u>					
Sales	87	\$15,635,449	74	\$11,328,316	-15%
Avg Sales Price		\$179,718		\$153,085	-15%
Median Sales Price		\$167,250		\$137,750	-18%
Avg Days on Market		103		93	-10%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	10	15	24	14	26							
2010	18	20	39	22	14	22	18	27	15	19	16	12
2009	9	20	15	15	25	23	20	20	25	18	17	12

Lexington-Bluegrass

Association of Realtors[®]

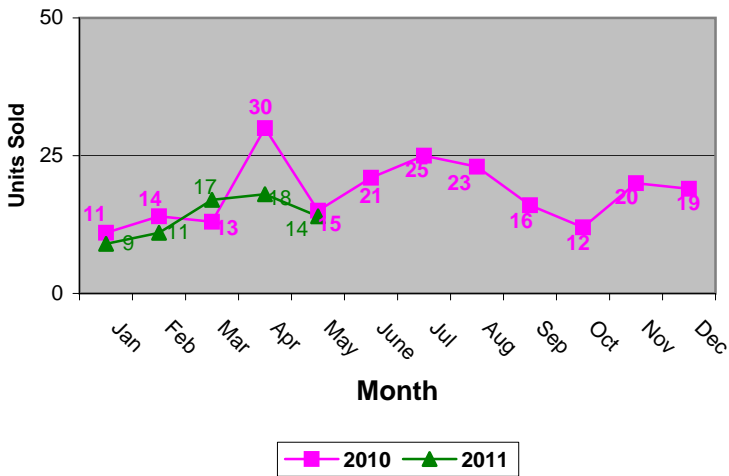
Single Family SALES and INVENTORY and PENDING

May-11

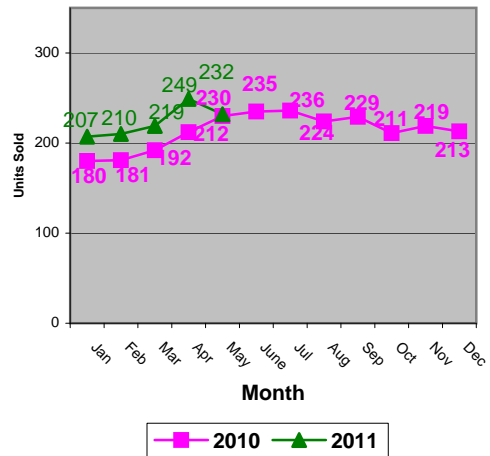
WOODFORD COUNTY

Price Range			Current			Sales		Inventory	
			0-2	3	4+	Total	Single	Months	Pending
			Bedrm	Bedrm	Bedrm	Units	Units	Inv.	
49,999	OR	UNDER	0	0	1	1	4	4.0	0
50,000	-	99,999	0	1	1	2	26	13.0	4
100,000	-	119,999	0	1	0	1	26	26.0	3
120,000	-	139,999	0	5	0	5	15	3.0	6
140,000	-	159,999	0	0	0	0	20	20.0	1
160,000	-	179,999	0	0	0	0	13	13.0	7
180,000	-	199,999	0	1	0	1	10	10.0	4
200,000	-	249,999	0	0	1	1	29	29.0	7
250,000	-	299,999	0	0	2	2	36	18.0	4
300,000	-	499,999	0	0	1	1	31	31.0	4
500,000	-	749,999	0	0	0	0	7	7.0	0
750,000	-	999,999	0	0	0	0	7	7.0	0
1,000,000	-	1,249,999	0	0	0	0	3	3.0	0
1,250,000	-	1,499,999	0	0	0	0	1	1.0	0
1,500,000	-	1,999,999	0	0	0	0	2	2.0	0
2,000,000	-	OVER	0	0	0	0	2	2.0	0
Total			0	8	6	14	232	16.6	40
Median Price			\$0	\$124,500	\$238,250	\$125,500	\$200,669		\$178,900
Average Price			\$0	\$126,418	\$202,450	\$159,003	\$286,274		\$188,239

Sales 2010 vs 2011



Inventory 2010 vs 2011



Lexington-Bluegrass

Association of Realtors[®]

May-11

Statistical Report Residential, Condo, & Townhouses

OTHER COUNTIES

MONTHLY SUMMARY	May-10		May-11		% CHANGE
New Listings	151		128		-15%
Month Inventory	15.5		14.9		-4%
% of List Price	92.26		88.73		
<u>Residential</u>					
Sales	57	\$6,398,494	58	\$6,758,400	2%
Avg Sales Price	\$112,254		\$116,524		4%
Median Sales Price	\$94,950		\$78,750		-17%
Avg Days on Market	127		120		-6%

CUMMULATIVE SUMMARY	Jan 10 - May 10		Jan 11 - May 11		% CHANGE
New Listings	754		722		-4%
<u>Residential</u>					
Sales	229	\$23,213,295	286	\$29,342,835	25%
Avg Sales Price	\$101,368		\$102,597		1%
Median Sales Price	\$85,000		\$81,250		-4%
Avg Days on Market	123		121		-2%

Total Pending by Month												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2011	51	48	67	61	66							
2010	50	46	53	74	47	62	60	50	48	41	37	40
2009	44	50	47	57	60	50	56	63	55	46	54	40

Lexington-Bluegrass

Association of Realtors®

Single Family SALES and INVENTORY and PENDING

May-11

OTHER COUNTIES

Price Range			Sales			Current Inventory			
			0-2 Bedrm	3 Bedrm	4+ Bedrm	Total Units	Single Units	Months Inv.	Pending
49,999	OR	UNDER	5	8	2	15	58	3.9	28
50,000	-	99,999	4	12	1	17	222	13.1	33
100,000	-	119,999	0	4	1	5	79	15.8	5
120,000	-	139,999	1	4	3	8	77	9.6	5
140,000	-	159,999	0	4	1	5	75	15.0	5
160,000	-	179,999	0	0	1	1	67	67.0	2
180,000	-	199,999	0	0	1	1	55	55.0	8
200,000	-	249,999	0	1	1	2	61	30.5	9
250,000	-	299,999	0	0	0	0	54	54.0	3
300,000	-	499,999	1	0	2	3	75	25.0	7
500,000	-	749,999	0	0	0	0	26	26.0	1
750,000	-	999,999	0	0	1	1	7	7.0	0
1,000,000	-	1,249,999	0	0	0	0	4	4.0	0
1,250,000	-	1,499,999	0	0	0	0	2	2.0	0
1,500,000	-	1,999,999	0	0	0	0	1	1.0	0
2,000,000	-	OVER	0	0	0	0	3	3.0	0
Total			11	33	14	58	866	14.9	106
Median Price			\$65,000	\$65,000	\$148,250	\$78,750	\$139,900		\$88,700
Average Price			\$86,864	\$83,788	\$216,993	\$116,524	\$195,823		\$127,618

